



County of San Diego, Planning & Development Services

VARIANCE SUPPLEMENTAL APPLICATION
ZONING DIVISION

Section 7100 of the Zoning Ordinance states that "A Variance shall not be granted which would have the effect of granting a special privilege not shared by other property owners in the same vicinity and subject to the same regulations; nor shall a Variance be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the regulations governing the property."

Change requested in:	Development Requirements	Requested by Applicant
Building Site Area: (lot coverage)		
Front Yard (from C/L)	50	25
Side Yard (Note which side)	5	2.5
Side Yard (Note which side)	35	17.5
Rear Yard	25	12.5
Height		
Parking spaces		
Animal Enclosure Area:		
Front Yard (from C/L)		
Side Yard (Note which side)		
Side Yard (Note which side)		
Rear Yard		
Other:		

Applicant's Statement of Justification

Section 7100 says that "A Variance may be granted when practical difficulties, unnecessary hardship or results inconsistent with the general purposes of the Zoning Ordinance would result from the literal enforcement of its requirements".

Section 7107 requires that before any Variance may be granted or modified, the granting authority must make each and every one of the following findings. **Explain in detail how your case qualifies under each required finding.** Attach additional sheets as necessary.

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 09-26-25
VAR25-058

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>





County of San Diego, PDS, Zoning Division
VARIANCE SUPPLEMENTAL APPLICATION

Continued

Zoning Ordinance Section 7107

- a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings that do not apply generally to property in the same vicinity and under identical zoning classification:

Being a smaller 0.45-acre property bound by private road easements on three sides, the resulting building setbacks are restrictive. The existing house, built in 1931, prior to current codes and standards, is within the building setbacks which limits expansion. These building setbacks coupled with a sloping terrain limit the viability of expanding the existing house in any practical manner.

- b. That, because of those special circumstances, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification:

The existing house, built in 1931, is substantially smaller than the typical standards of the neighborhood and community. In addition, the design and space planning of a house built in this era are both functionally and aesthetically obsolescent. The restrictive building setbacks, the lot's small size, and the home having been built within the building setbacks prior to their implementation; deprives the owner the ability to expand the home in a reasonable manner without a variance.

- c. That granting the Variance or its modification is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated:

The proposed expansion of the home will result in a home size more typical of the neighborhood. Two of the three road easements adjacent to the property have become functionally obsolescent due to changes in land use from resulting from adjacent subdivisions and building construction. These easements have with no practical reason to be used



**County of San Diego, PDS, Zoning Division
VARIANCE SUPPLEMENTAL APPLICATION**

Continued

- d. That the variance will not authorize a use or activity which is not otherwise expressly authorized by the applicable use classification.

The approval of our variance request will only result in the property being developed as neighboring property have done without the same restrictions.

- e. That granting the Variance or its modification will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements the vicinity and zone in which the property is located:

The approval of our variance request will only allow the property to be used as was intended for properties in the neighborhood under the same development standards

- f. That granting the Variance or its modification will not be incompatible with the San Diego County General Plan.

The proposed use of the property as a single-family residence meets the intention of the current general plan for this neighborhood



County of San Diego
Stormwater Quality Management Plan (SWQMP)
Attachment 1: Storm Water Intake Form for All Permit Applications

This form establishes Stormwater Quality Management Plan (SWQMP) requirements for Development Projects per Sections 67.809 and 67.811 of the County of San Diego Watershed Protection Ordinance (WPO). See **Storm Water Intake Form Instructions** for additional guidance and explanation of terms.

Part 1. Project Information		
Project Name:	Jiminez Residence Addition	
Record ID (Permit) No(s):		
Assessor's Parcel No(s):	104-181-06	
Street Address (or Intersection):	1120 Old Stage Rd. Fallbrook	
City, State, Zip:	CA 92028	
Part 2. Applicant / Project Proponent Information		
Name:	Mike Wilson	
Company:	Everest Construction Inc.	
Street Address:	1795 Vistadel Lago	
City, State, Zip:	Fallbrook CA 92028	
Phone Number:	760 535 4660	
Email:	Mike.Wilson@construction@gmail.com	
Part 3. Required Information for All Development Projects		
(A)	1. Existing (pre-development) impervious surfaces (ft²) 5500 ⁺	2. Created or replaced impervious surfaces (ft²) 8605
	3. Total disturbed area (acres or ft²) 0.1 AC	
(B)	☐ Check here and provide a WDID# if this project is subject to the California Construction General Permit (Order No. 2009-0009-DWQ) ¹	WDID # (if issued)

For County Use Only	Reviewed By:	Review Date:
☐ Standard SWQMP	☐ PDP SWQMP	☐ Green Streets PDP Exemption SWQMP

¹ Available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Part 4. Priority Classification & SWQMP Form Selection**(A) If your project is the following ... (select one)****(B) You must complete ...**☒ **Standard Project****→ Standard SWQMP Form**

- ☒ a. Project is East of the Pacific/Salton Sea Divide
- ☐ b. None of the PDP criteria below applies

☐ **Priority Development Project (PDP)****→ PDP SWQMP Form**

- ☐ 1. Project is part of an existing PDP, OR
- ☐ 2. Project does any of the following:
- ☐ a. Creates or replaces a total of 10,000 ft² or more of impervious surface
 - ☐ b. Creates or replaces a combined total of 5,000 ft² or more of impervious surface within one or more of the following uses: (1) parking lots; (2) streets, roads, highways, freeways, and/or driveways; (3) restaurants; and (4) hillsides
 - ☐ c. Creates or replaces a combined total of 5,000 ft² or more of impervious surface within one or more of the following uses: (1) automotive repair shops; and (2) retail gasoline outlets
 - ☐ d. Discharges directly to an Environmentally Sensitive Area (ESA) AND creates or replaces 2,500 ft² or more of impervious surface
 - ☐ e. Disturbs one or more acres of land (43,560 ft²) and is expected to generate pollutants post-construction
 - ☐ f. Is a redevelopment project that creates or replaces 5,000 ft² or more of impervious surface on a site already having at least 10,000 ft² of impervious surface

☐ **Green Streets PDP Exemption²****→ Green Streets PDP Exemption SWQMP Form****Part 5. Applicant Signature***I have reviewed the information in this form, and it is true and correct to the best of my knowledge.*

Applicant / Project Proponent Signature: _____

Date: 9-24-25

- **Upon completion** submit this form to the County.
- **If requested**, attach supporting documentation to justify selections made or exemptions claimed.
- **If this is a PDP that is part of a larger existing PDP**, you will be required to attach a copy of the existing SWQMP to the newer SWQMP submittal.

² **Green Streets PDP Exemption Projects** are those claiming exemption from PDP classification per WPO Section 67.811(b)(2) because they consist exclusively of *either* 1) development of new sidewalks, bike lanes, and/or trails; or 2) improvements to existing roads, sidewalks, bike lanes, and/or trails.